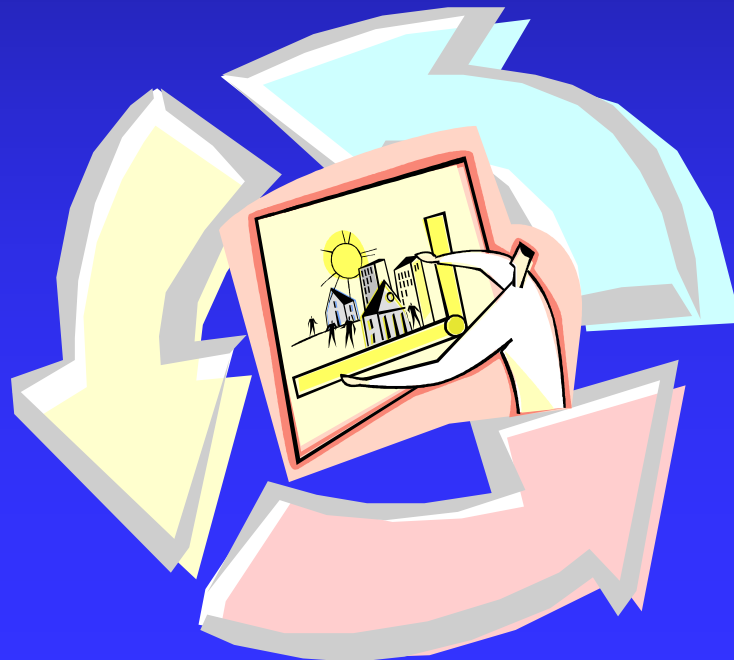


The Planning Process



The Planning Process

Foundations and Results

- Each county land use plan has the same foundation (the “high five” planning goals)
- Each plan has unique results, based on unique community characteristics

The Planning Process

Each Plan is Unique

Your Input!

A shared community vision



Comprehensive Planning Principles

The countywide vision for growth and development

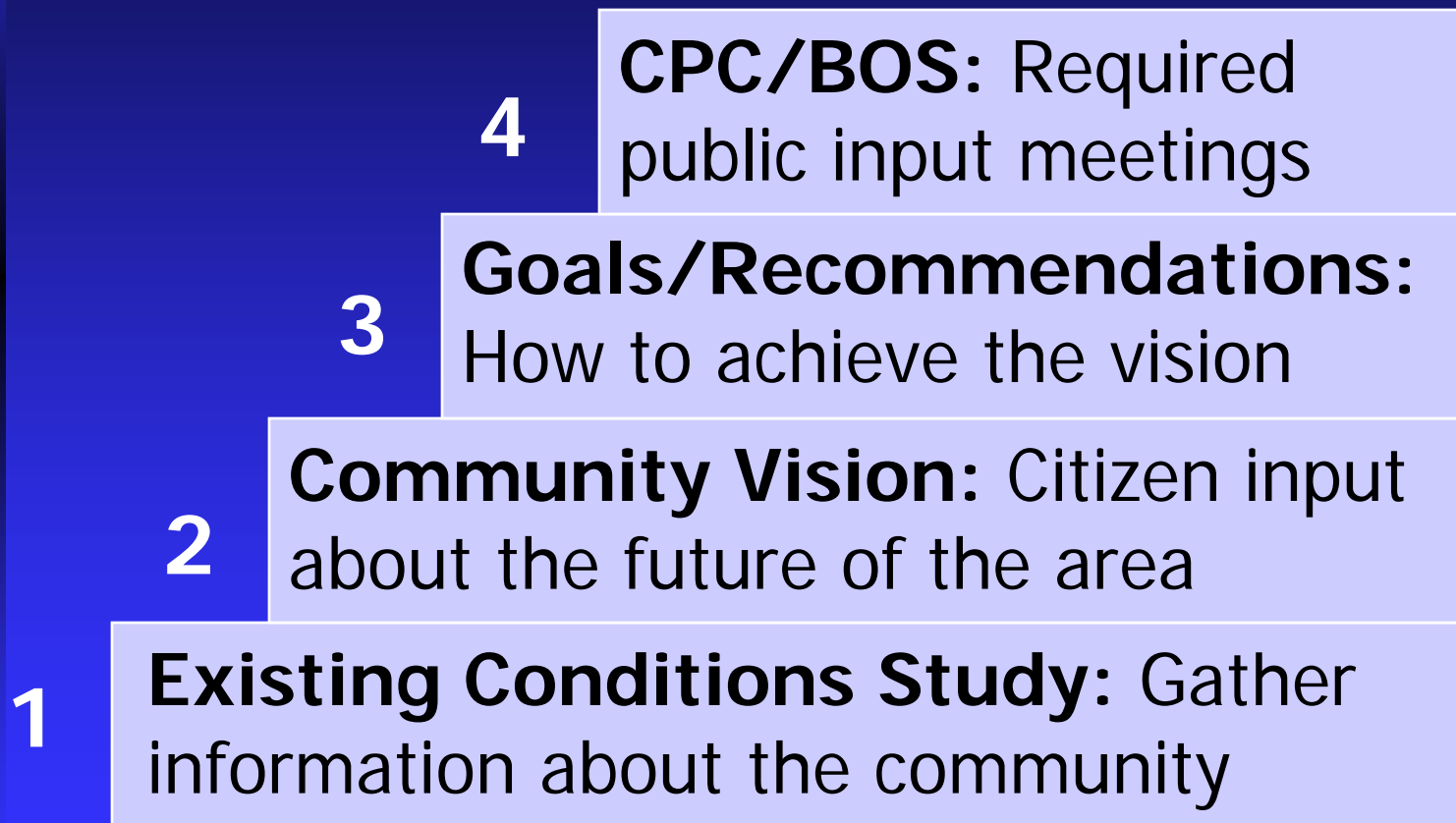


Land Use Plan

A part of the overall
Plan For Chesterfield

The Planning Process

Four Steps to a Plan



The Planning Process

After the Plan is Adopted

- County departments use the adopted Plan to anticipate future facility needs such as schools, libraries, water and sewer service
- The Plan guides the county to respond to zoning requests

Important Points

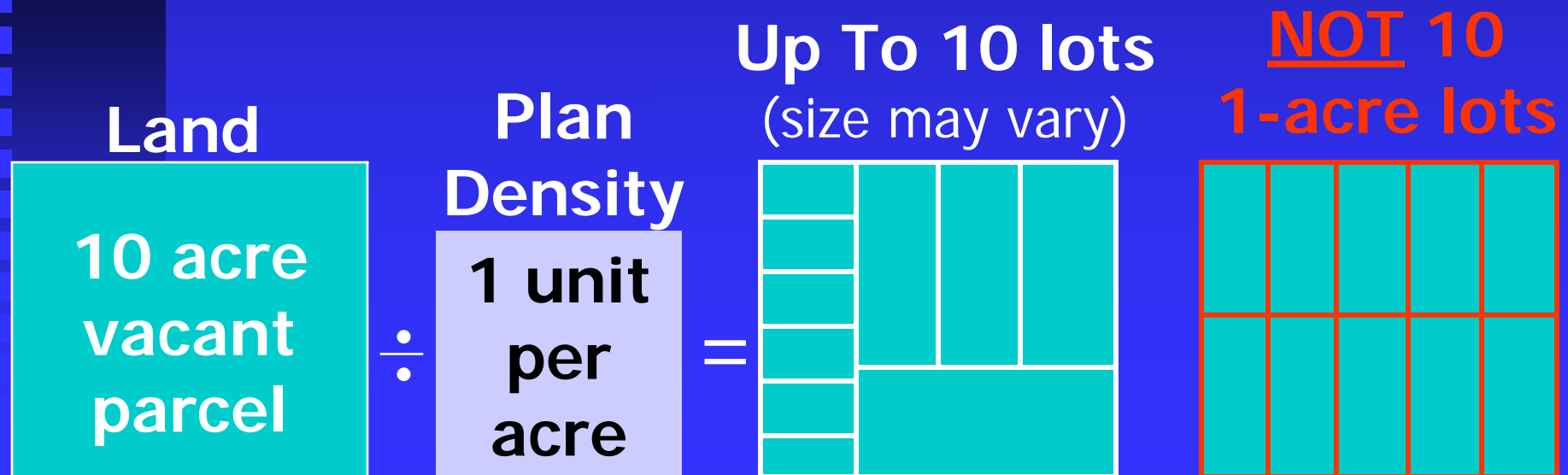




Important Points

Density

- The Plan recommends residential land use densities based on gross density (units per acre):





Important Points

Vacant Land

- Vacant or undeveloped land will not necessarily stay that way





Important Points

The County's Role

- Chesterfield County is not a developer
- The county does not build gas stations, subdivisions, or shopping centers -- individual property owners develop their own properties



Important Points

The Plan is a Guide

- The Plan does not confer the right to develop a particular use
- The legal right to develop is given by the zoning process



Important Points

Many Factors Influence Development

- The Plan is just one part of the development process
- Development is influenced by zoning, the market, and the wishes of individual property owners



Important Points

We Need You!

- The Plan only works with citizen input
- Citizens supply the vision for the Plan
- Citizens help implement the Plan

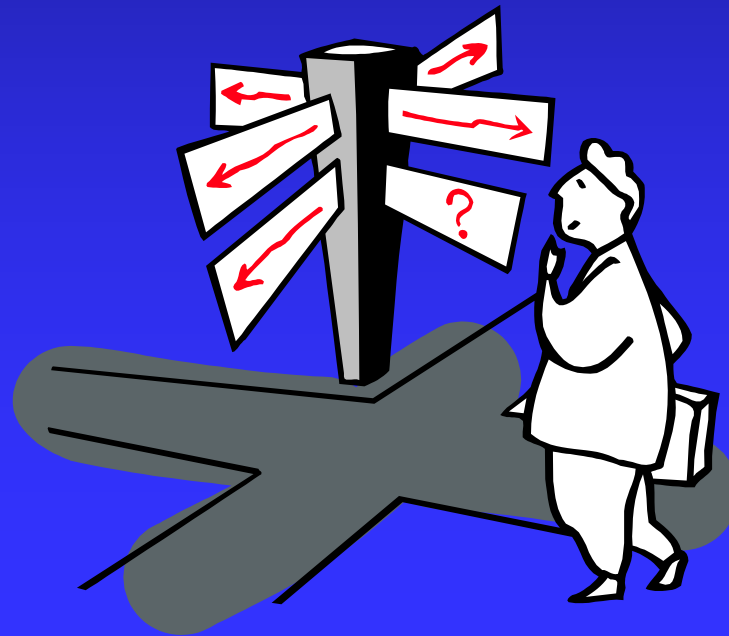


Important Points

We Cannot Predict the Future

- We don't know for certain exactly if, when, or how any one property will be developed
- We do our best to anticipate and plan for the future

Resources



Resources

Planning Information

www.chesterfield.gov/plan



Community
and
Neighborhood
Information

Land Use Plan
Information

Stats and
Facts

Chesterfield County, Virginia | Planning - Planning a Better Community

File Edit View Favorites Tools Help

Back Search Favorites Media

Address <http://www.chesterfield.gov/communitydevelopment/planning/default.asp>

Chesterfield Connections
Chesterfield County, Virginia

Providing a FIRST CHOICE community through excellence in public service
Información en Español

Residents Businesses Tourism/Leisure

SEARCH: Find

Gateway Chesterfield Government & Officials County Departments News & Events Facts & Information Public Safety Services Index

Sections

- [Planning Home](#)
- [Community Information](#)
- [Planning Commission](#)
- [Board of Zoning Appeals](#)
- [Development Proposals](#)
- [Site Plan Review Comments](#)
- [Ordinances and Design](#)
- [Long Range Planning](#)
- [Demographic and Economic Information](#)
- [General Information](#)
- [Contact Planning](#)

Planning Department

Planning a Better Community

The Planning Department is responsible for guiding and regulating Chesterfield County's long and short-term development. Important initiatives include oversight of the County's long range comprehensive planning process, as well as efficiently and effectively guiding construction for the benefit of present and future generations.

How to Use This Site

Click the links below or the sections on the left of the page to find information related to Chesterfield communities, proposed development, and growth trends. The items highlighted here represent just a few of the many topics available in each section.

Community Information - Provides details on Chesterfield's communities and how citizens can get involved in neighborhood organization.

- [Neighborhood Organization](#)
- [Chesterfield Communities Report](#)

Planning Commission and Board of Zoning Appeals - Provides general information about these boards and their role in the development process.

Resources

Transportation Information

- Thoroughfare Plan
- Traffic issues
- Road improvements (stop lights/signs, widening, etc.)

**Chesterfield County
Transportation Department
748-1037**

Resources

Code Enforcement Information

- Property nuisances
- Zoning violations
- Vehicle and weed abatement

Chesterfield County
Code Compliance
748-1500

The Next Steps

- Welcome!
- Introductions
- Project Overview
- Myths and Misconceptions
- Planning in Chesterfield County
- **The Next Steps**
- End by 9 p.m.

- Courthouse Road Corridor Meetings:
 - ◆ Existing Conditions: April 15th, 7 p.m
 - ◆ Citizen Issues: May 4th, 7 p.m.
 - ◆ Options: Late May (TBA)
 - ◆ Visioning: June (TBA)
 - ◆ Recommendations: Fall (TBA)

The Next Steps

- Larger Northern Area Meetings:
 - ◆ Existing Conditions: September (TBA)
 - ◆ Citizen Issues: October (TBA)
 - ◆ Options: Late Fall (TBA)
 - ◆ Visioning: Late Fall (TBA)
 - ◆ Recommendations: Late Fall/Early Spring 2004 (TBA)

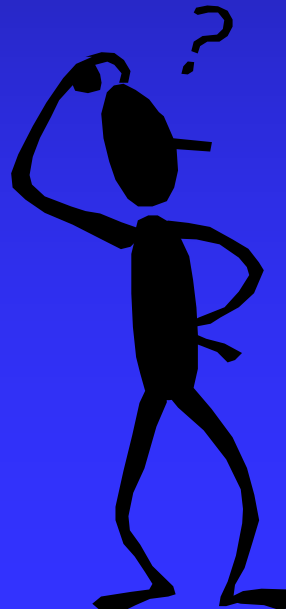
The Next Steps

- Stay Informed!
- Please let us know how to keep in contact with you
- Share this information with your neighbors
- Participate in future meetings

- Welcome!
- Introductions
- Project Overview
- Myths and Misconceptions
- Planning in Chesterfield County
- The Next Steps
- End by 9 p.m.

Questions and Answers

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